

The Innovation Centre, Haslingden Road, Blackburn, BB1 2FD

**TO LET**



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**Use** - Office

**Size** - 228 - 1,000 Sq ft

**Rent** - From £100 per week inclusive

- Suites from 228 to 1,206 sq.ft
- Flexible lease terms
- Close to Junction 5 of the M65 Motorway



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

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## The Innovation Centre, Haslingden Road, Blackburn, BB1 2FD

### Location

The Innovation Centre is strategically located within half a mile of Junction 5 of the M65 motorway, which provides direct access to the M6 and M61 to the west and the M66 to the east.

Blackburn Town Centre is approximately one and a half miles from the premises.

### Description

The Innovation Centre provides flexible office space from 228 sq.ft to 1,206 sq.ft

The Centre also has a fully equipped meeting and video conferencing facilities and a wide range of business support services available, the Innovation Centre will provide existing companies with a sense of community to stimulate business growth and a nurturing and supportive environment for entrepreneurs during the critical start up stage of their business.

### Accommodation

The current availability is as follows:

UNIT	AREA (sq.ft)	RENT (PA)
<b>G02</b>	230	£5,290
<b>G03</b>	228	£5,244
<b>G04,G05,G06</b>	690	£15,870
<b>G10 &amp; G11</b>	709	£16,307
<b>G12</b>	295	£6,785
<b>G13</b>	296	£6,808
<b>G17</b>	1,000	£23,000
<b>G19</b>	296	£6,808
<b>G20</b>	795	£18,282
<b>G23</b>	271	£6,233
<b>G24</b>	275	£6,325
<b>101</b>	227	£5,221
<b>103</b>	231	£5,313
<b>104,105,106</b>	706	£16,238
<b>107</b>	269	£6,187
<b>109</b>	296	£6,808
<b>110</b>	357	£8,211
<b>111</b>	354	£8,142

Rents from £23 per sq.ft inclusive of service charge, building insurance, electric etc. Further details on request.

### Rental

From £100 per week inclusive

### Lease Terms

The suites are available on flexible lease terms, subject to a minimum of 12 months.

### Rating

Individual suites will be assessed upon occupation.

Subject to certain conditions no business rates should be payable by the occupier

### VAT

Vat is applicable to figures quoted in these particulars

### Services

All mains services are available to the premises.

### EPC

An EPC is available on request.

### Viewing

Through agents  
Taylor Weaver  
(Rebecca Weaver)  
01254 699030



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